

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY GENERALLY KNOWN AS THE WOODY HOUSE LOCATED AT
3 709 BOULDIN AVENUE IN THE BOULDIN CREEK NEIGHBORHOOD PLAN
4 AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP)
5 COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC LANDMARK-
6 NEIGHBORHOOD PLAN (SF-3-H-NP) COMBINING DISTRICT.

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8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**
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10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from family residence-neighborhood plan (SF-3-NP) combining
12 district to family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining
13 district on the property described in Zoning Case No. C14H-2008-0028, on file at the
14 Neighborhood Planning and Zoning Department, as follows:

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16 A 1.064 acre tract of land, more or less, out of Lot 5, Block B, James E. Bouldin
17 Estate Subdivision, the tract of land being more particularly described by metes
18 and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),
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20 generally known as the Woody House, locally known as 709 Bouldin Avenue, in the City
21 of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit
22 "B".
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24 **PART 2.** Except as specifically provided by this ordinance, the Property is subject to
25 Ordinance No. 020523-33, that established the Bouldin Creek neighborhood plan
26 combining district.
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Ordinance 11-001

PART 3. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008 § _____
 § _____
 § _____

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

EXHIBIT "A"

1.064 ACRE OF LAND, MORE OR LESS, OUT OF LOT 5, BLOCK B, OF THE JAMES E. BOULDIN ESTATE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND AS CONVEYED TO CONNIE LYNN MOORE, BY DEED RECORDED IN VOLUME 8177, PAGE 226 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE SAID PIVER TRACT AS DESCRIBED IN VOLUME 10838, PAGE 1250 OF THE DEED RECORDS OF SAID COUNTY, BEING IN THE EAST RIGHT OF WAY LINE OF BOULDIN AVENUE FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF THE SAID MOORE TRACT AND THE EAST LINE OF BOULDIN AVENUE, NORTH 29 46' 32" EAST FOR A DISTANCE OF 117.94 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO, BEING THE SOUTHWEST CORNER OF THE IRWIN-BNNIGHT TRACT AS DESCRIBED IN VOLUME 12262, PAGE 1736 OF THE DEED RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING COURSES NO. 1 THROUGH 4,

- 1) SOUTH 60 02' 50" EAST FOR A DISTANCE 150.37 FEET TO AN 1/2" IRON ROD FOUND FOR AN ANGLE POINT,
- 2) SOUTH 59 54' 56" EAST FOR A DISTANCE OF 118.53 FEET TO AN 1/2" IRON ROD SET FOR AN ANGLE POINT,
- 3) SOUTH 60 02' 56" EAST FOR A DISTANCE OF 100.01 FEET TO AN 1/2" IRON ROD SET FOR AN ANGLE POINT,
- 4) SOUTH 60 08' 56" EAST FOR A DISTANCE OF 46.13 FEET TO AN 1/2" IRON ROD SET IN BOULDIN CREEK FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 51 34' 18" WEST FOR A DISTANCE 128.83 FEET TO AN 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, ALSO BEING THE NORTHEAST CORNER OF THE PASSMORE TRACT DESCRIBED IN VOLUME 5749, PAGE 1499 OF THE DEED RECORDS OF SAID COUNTY;

THENCE WITH THE NORTH LINE OF PASSMORE TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT NORTH 58 15' 46" WEST FOR A DISTANCE OF 30.57 FEET TO AN 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

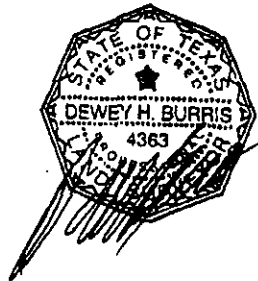
THENCE CONTINUING ALONG THE PASSMORE TRACT AND PIVER TRACT NORTH 59 52' 00" WEST FOR A DISTANCE 336.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.064 ACRE OF LAND, MORE OR LESS.

FIELD NOTES TO BE USED WITH ATTACHED PLAT ONLY

R074196

07-13-96

FILED
96 AUG 20 PM 4:20
DANA L. BURRIS
COUNTY CLERK
TRAVIS COUNTY, TEXAS



COUNTY OF TEXAS
I hereby certify that this instrument was FILED on
the date and at the time stamped herein by me and
was duly RECORDED, in the Volume and Page of the
public RECORDS of Travis County, Texas, as

AUG 20 1996





COUNTY CLERK
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12754 1520

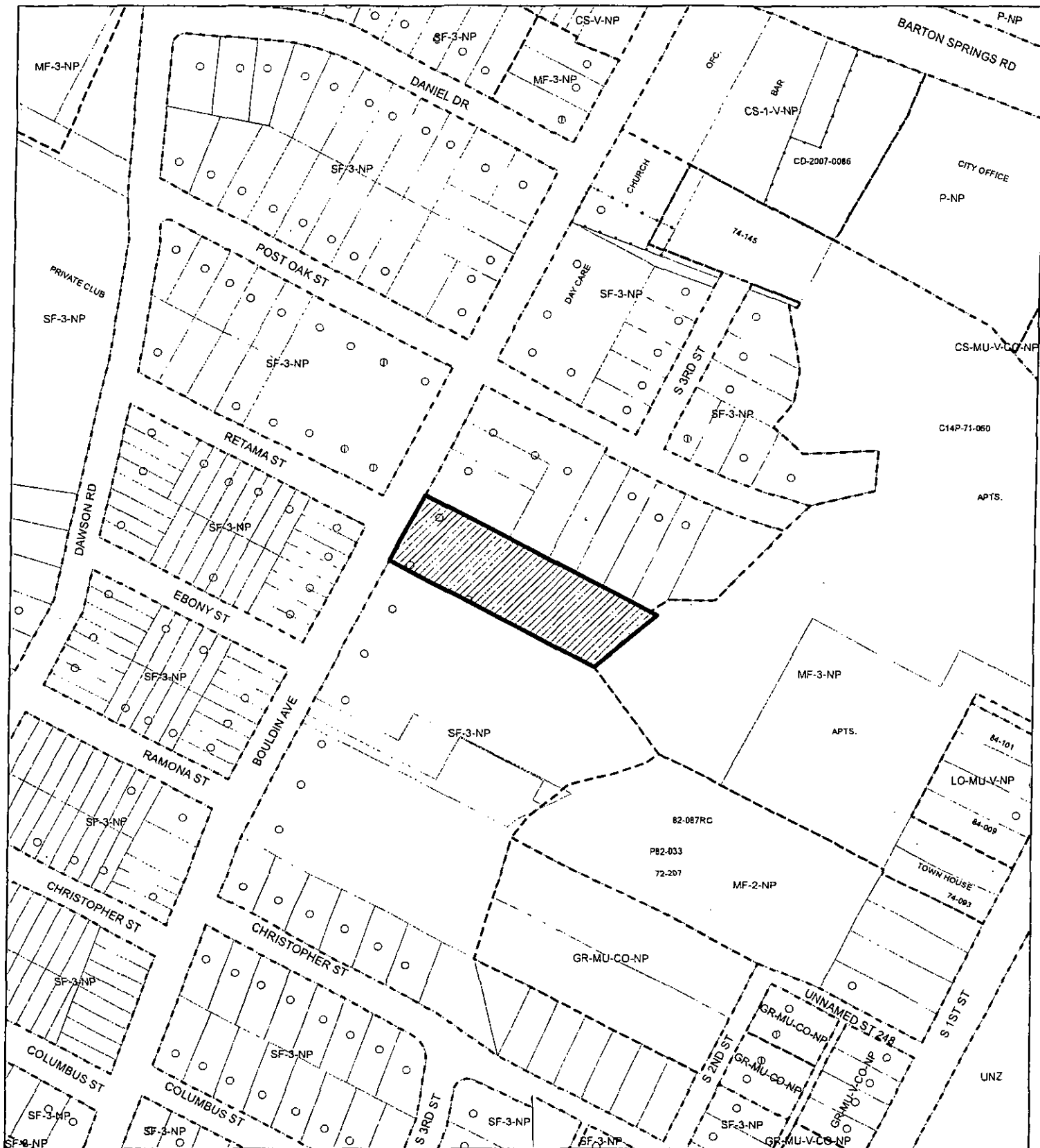
RECEIPT# 00048130 TRANS# 08446 DEPT: REGULAR RECORD \$11.00
CHIEF: KYLE FILE DATE: 8/20/96 TRANS DATE: 8/21/96
PAID BY: CHECK# 10293

 <p>Dewey H. Burris & Associates <u>Land Surveying Services</u></p>		<p>Subject property <u>DOES</u> lie within the 100 Year Flood Zone area and has a Zone <u>AE</u> rating as shown on the Flood Insurance Rate Maps (F.I.R.M.) Community No. <u>480624</u> Panel <u>0205 E</u> dated <u>06-16-93</u></p> <p>This certification is for insurance purposes only and is not a guarantee that this property will or will not flood</p>
<p>6521 Burnet Lane Suite 110 Austin, Texas 78751</p>	<p>512-458-6969 FAX 512-458-9843</p>	

TO THE LIENHOLDER AND/OR BY THE PREMISES SURVEYED AND TO
 COMMERCIAL TITLE OF AUSTIN

I do hereby certify that this survey was this day made on the
 ground of the property legally described hereon and that there
 are no boundary line conflicts, encroachments overlapping of
 improvements, or roads in place, except as shown hereon, and
 certifies only to the legal description and easements shown
 on the referenced title commitment.

	DATE	BY
FIELD WORK	07-13-96	DAVE STEVE
DRAFTING	07-15-96	MIC
FINAL CHECK	07-15-96	
CORRECTIONS		
UPDATE		



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

HISTORIC ZONING *EXHIBIT B*

ZONING CASE#: C14H-2008-0028
 ADDRESS: 709 BOULDIN AVE
 SUBJECT AREA: 0.000 ACRES
 GRID: H21
 MANAGER: S. SADOWSKY

OPERATOR: S. MEEKS



1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.